

TOWN OF MENASHA
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 19, 2007 at 5:00 PM
MUNICIPAL COMPLEX - 2000 MUNICIPAL DRIVE

CALL TO ORDER: Chairperson Bellmer called the Planning Commission Meeting of September 19, 2007 to order at 5:01 PM.

PRESENT: Chairperson: Alvin Bellmer
Commissioners: Dennis Jochman(5:05) Aaron Sabel Kris Koeppe
Terry Buck Michelle Allness Michael Van Dyke
Staff: George Dearborn, Community Development Director
Mark Mommaerts, Associate Planner

EXCUSED: None

ABSENT: None

ALSO PRESENT: Melvin Schultz Dan Hoel

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES – August 15, 2007

The minutes of August were reviewed. Chairperson Bellmer stated that on page four there was a typo and “Motion #1” should read “Motion #2”. Motion by Commissioner Van Dyke, seconded by Commissioner Buck to approve the minutes of the August 15, 2007 meeting. Motion carried 6-0-1 (Commissioner Jochman excused).

COST BENEFIT ANALYSIS

The cost-benefit table for August shows that there is a negative cost-benefit for the month but positive for the year due to commercial/industrial & mulit-family development.

	<i>Cost or Benefit of New Development</i>			
	<i>August 2007</i>			
	<i>This Month</i>		<i>To Date</i>	
	<i>Value</i>	<i>Cost/Benefit</i>	<i>Value</i>	<i>Cost/Benefit</i>
One & Two Family Dwellings	\$820,500	(\$567.38)	\$5,999,500	(\$4,148.65)
Multiple Family Dwellings	\$0	\$0.00	\$1,933,655	\$6,789.64
Commercial/Industrial Development	\$0	\$0.00	\$13,168,155	\$46,237.34
Total	\$820,500	(\$567.38)	\$21,101,310	\$48,878.33

NEW ITEMS OF BUSINESS:

1. Sign – Orde Sign – Stuc’s Pizza – 1395 West American Drive

Department of Community Development Director George Dearborn introduced the item.

MOTION: Chairperson Bellmer, seconded by Commissioner Van Dyke to approve the Sign with the following conditions:

- A permit shall be required for the sign.

Motion carried unanimously.

2. Sign – Appleton Sign – Neuroscience Center – 1305 West American Drive

Department of Community Development Director George Dearborn introduced the item.

MOTION: Commissioner Jochman, seconded by Commissioner Allness to approve the Sign with the following conditions:

- A permit shall be required for the sign.

Motion carried unanimously.

3. Certified Survey Map – Martenson & Eisele – Century Oaks – 970 West American Drive

Department of Community Development Director George Dearborn introduced the item.

Dan Hoel, Martenson & Eisele, stated that the CSM is for a lot split and he is unaware of any development plans at this time.

MOTION: Chairperson Bellmer, seconded by Commissioner Jochman to approve the Certified Survey Map with the following conditions:

- All taxes and assessments shall be paid prior to the Town affixing signatures on the Certified Survey Map.

Motion carried unanimously.

OLD ITEMS OF BUSINESS:

4. Ordinance Amendment – Chapter 29.07 – Sign Ordinance

Department of Community Development Director George Dearborn introduced the item.

Commissioners expressed concern over the real estate signs and flashing & message signs sections of the ordinance. They asked staff to explore alternatives for these sections.

MOTION: Chairperson Bellmer, seconded by Commissioner Van Dyke to postpone the Sign Ordinance until the October 17, 2007 meeting so staff can develop alternatives for real estates signs and flashing & message signs. Motion carried unanimously.

OTHER BUSINESS:

5. Development Report – There were 5 single-family permits issued last month.
6. Building Permit Report

COMMUNICATIONS:

None for this meeting.

ADJOURNMENT:

MOTION: Chairperson Bellmer, seconded by Commissioner Koeppel to adjourn the meeting of September 19, 2007 at 5:51 PM. Motion carried unanimously.

Mark J. Mommaerts
Recording Secretary